092.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	706,400 /	706,400
USE VALUE:	706,400 /	706,400
ASSESSED:	706,400 /	706,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWMARK LISA P & MARC S
Owner 2:	
Owner 3:	
Street 1:	115 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUPTA CHARU & -
Owner 2:	DHINGRA PAWAN HARISH -
Street 1:	115 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	275,600	300	430,500	706,400
Total Card	0.149	275,600	300	430,500	706,400
Total Parcel	0.149	275,600	300	430,500	706,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.80 | /Parcel: 408.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59322
GIS Ref	
GIS Ref	
Insp Date	04/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0002-0003.0

!7492!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,600	300	6,500.	430,500	706,400	706,400	Year End Roll	12/18/2019
2019	101	FV	230,300	300	6,500.	436,700	667,300	667,300	Year End Roll	1/3/2019
2018	101	FV	231,000	300	6,500.	326,000	557,300	557,300	Year End Roll	12/20/2017
2017	101	FV	190,000	300	6,500.	295,200	485,500	485,500	Year End Roll	1/3/2017
2016	101	FV	190,000	300	6,500.	282,900	473,200	473,200	Year End	1/4/2016
2015	101	FV	178,700	300	6,500.	239,900	418,900	418,900	Year End Roll	12/11/2014
2014	101	FV	178,700	300	6,500.	227,600	406,600	406,600	Year End Roll	12/16/2013
2013	101	FV	178,700	300	6,500.	216,500	395,500	395,500		12/13/2012

PRINT

Date	Time
12/10/20	22:07:22

LAST REV

Date	Time
08/30/18	15:15:28

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7492

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUPTA CHARU &,	71259-148	1	7/2/2018		785,000	No	No		
JULIANO JOHN A	67980-107		9/8/2016		645,000	No	No		
JOHNSON PHILIP	64767-211		1/7/2015		570,000	No	No		
DONOVAN WILLIAM	54271-101		2/8/2010	Estate/Div	399,000	No	No		
	9241-252		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	59322
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	625	Re-Roof	6,500		6/4/2015			Strip and re-roof.
5/12/2015	474	Insulate	5,983					
10/21/1998	735	Manual	800					REROOF 12X14

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	Measured	DGM	D Mann
6/18/2015	Permit Insp	PC	PHIL C
4/23/2009	Inspected	189	PATRIOT
3/26/2009	Measured	197	PATRIOT
3/27/2000	Inspected	264	PATRIOT
1/25/2000	Mailer Sent		
1/25/2000	Measured	276	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	5									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	92107
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338625
Depreciation:	62984
Depreciated Total:	275641

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2				Baths: 2			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

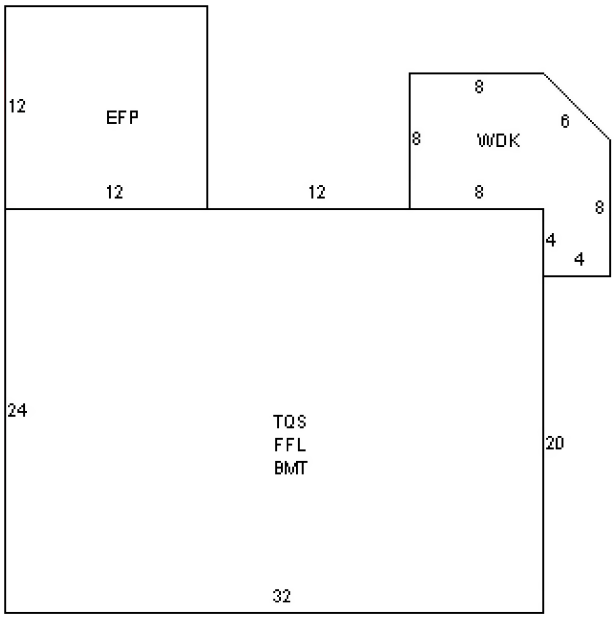
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	116.78
Final Total:	275600	Val/Su SzAd	205.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	62.190	47,759
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
EFP	Enclos Porch	144	46.130	6,642
WDK	Deck	104	15.610	1,624

Net Sketched Area:	2,360			Total:	246,518
Size Ad	1344	Gross Are	2552	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	12X10	A	FR	1980	3.83	T	39	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:	Total: 300